The Times Square Civic Center for the Performing Arts is a multi-use facility designed to expand the format for presentation of community, cultural and civic affairs. The radial delineated by Commerce Street as it intersects with King Street is a most appropriate location to implement open space conservation as it interrupts the least amount of both private and public property. Additional open space within the City of Alexandria is a long term planning goal for the city and the site falls within their designated area for that initiative.

The prospect of an additional open area provides an opportunity to see beyond the next block as the sector offers an unobstructed view of the sky directed by the slanted glass enclosure encompassing it. This juncture is intended to imitate the horizon line where the tension between heaven and earth becomes evident.